

ZONING AND ADJUSTMENT BOARD

July 18, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday July 18, 2005, at 6:30 P.M. with the following members present: Rusty Mask, Frank Szczepanski, Ron Berry, Richard L. Cole, Jr., Frank Topping, Dale Nichols and Dossie Singleton. Richard Bradley, Larry Story, Todd Brown, and Evan Merritt were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Nichols presented the proof of publication.

Mr. Topping made a motion to approve the minutes from the July 5, 2005 meeting with one requested change. The minutes needed to reflect Mr. Nichols presented the proof of publication not Mr. Story. Mr. Berry seconded the motion and the motion carried.

T2005-0027

Lloyd Sherwood

Mr. Topping made a motion to remove this application from the table. Mr. Cole seconded the motion and the application was removed from the table. Mrs. Sherwood, representative, was present and requesting a temporary use permit for three (3) years for a care giver's residence. There were 10 notices sent. Of the notices sent there were two (2) returned in favor and none in objection. There were no comments from the audience. Mrs. Sherwood explained the previous care giver had moved and they are hoping to get another one. If they aren't able to get another care giver, she explained they would remove the RV from the property in the fall. Mr. Topping asked if the application could be amended to six (6) months instead of the three years or if Mrs. Sherwood could receive a refund. After discussion, it was decided the temporary use permit request should remain for three (3) years. Mr. Szczepanski made a motion to approve the temporary use permit for three (3) years to allow a mobile home for a care giver's residence based on the information provided in the staff report. Mr. Mask seconded the motion and the motion carried.

R2005-0067

Henry M. Goodwin, Jr.

Mr. Berry made a motion to remove this application from the table. Mr. Singleton seconded the motion and the application was removed from the table. Mr. Goodwin, applicant, was present and requesting a rezoning of 9.82 acres MOL from CR & R1 to R2C to bring the property into compliance with the Future Land Use Map. There were nine (9) notices sent. Of the nine (9) notices sent two (2) were returned in favor and none in objection. There were no comments from the audience. Mr. Goodwin explained he thought he had rezoned this property years ago and found out he had not when he had an appraiser research his property. Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

SS2005-0012

Donald Paul Jones

Donald Paul Jones, applicant, was present and requesting a Small Scale Land Use Amendment from Agricultural to Commercial. There were six (6) notices sent. Of the six (6) notices sent, none were returned in objection or in favor of this application. Mr. Jones explained he would like to do retail sales at this location. Mr. Topping made the motion to recommend approval of the requested small scale land use amendment to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0068

Donald Paul Jones

Donald Paul Jones, applicant, was present and requesting a rezoning on 4 acres MOL from R1A to CH. There were six (6) notices sent. Of the six (6) notices sent, none were returned in favor or objection. There were no objections from the audience. Mr. Topping asked if the zoning needed to be heavy commercial. Mrs. Rogers explained it does due to the type of business Mr. Jones wants to have. Mrs. Rogers also explained that during the development process the ingress and egress will need to be addressed. Mr. Topping made the motion to recommend approval of the requested rezoning, with the condition the small scale land use amendment is approved to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

T2005-0028

Scott Hesler

No one was present for this application. Mr. Topping made the motion to table this application until the August 1, 2005 meeting. Mr. Cole seconded the motion and the motion carried.

T2005-0030

Ladonne Kauffman

Davonne Miller, representative, was present for the applicant and requested a temporary use permit for three (3) years for a care giver's residence. There were five (5) notices sent. Of the five (5) notices, sent four (4) were returned in objection and none in favor. Mrs. Rogers read the objections into the record. There were two objections from the audience. Mrs. Deanna Johnson and Mrs. Bonnie Reidy explained they thought all Mrs. Kauffman needed was someone to assist her with lawn care. Mrs. Miller explained her father passed away recently and her mother is lonely. Mrs. Miller stated she checked into adding additional space to her parent's home and got no response from contractors. She also stated she had checked into the family accessory cottage option, but the size allotment was not large enough. Mr. Topping made the motion to deny this temporary use permit based on the information provided by the applicant. Mr. Szczepanski seconded the motion and the motion carried to deny this request.

T2005-0031

Melvin and Elisabeth Moore

Melvin and Elisabeth Moore, applicants, were present and requesting a temporary use permit for one (1) year for an RV while their residence is being constructed. There were 15 notices sent. Of the 15 notices sent, four (4) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping questioned if the residence could be constructed in a one (1) year time frame. The Moore's expressed their desire for this to be completed in the allotted time frame. Mr. Topping made the motion to approve this temporary use permit based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

T2005-0032

Gary and Gail Waters

Gary Waters, applicant, was present and requesting a temporary use permit for three (3) years to allow a mobile home for a care receiver's residence. There were four (4) notices sent. Of the four (4) notices, sent one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Szczepanski questioned if there were other mobile homes in the area. Mr. Waters explained they are mobile homes in the area. Mr. Topping made the motion to approve this temporary use permit based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0069

Susan Skicewicz

Susan Skicewicz, applicant, was present and requesting rezoning of 1 acre MOL from A5 to RR1C and 18.7 acres MOL from A5 to RR5C to complete a lineal transfer. There were twelve notices sent. Of the twelve notices sent, one (1) was returned in favor and one (1) was returned in objection. Mrs. Rogers read the letter of objection into the record. There were no objections from the audience. Mr. Topping

questioned why Mrs. Skicewicz was only transferring one acre. Mrs. Skicewicz explained she is transferring to her child this one acre parcel in order to build a conventional home of 2,500 square feet. Mr. Szczepanski made the motion to approve this rezoning based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0071

William V. and Janet Story

William and Janet Story, applicants, were present and requesting rezoning of 4.30 acres from A5 and A1 to RR1C to complete a lineal transfer. There were nine (9) notices sent. Of the nine notices sent, four (4) were returned in favor and none in objection. There were no objections from the audience. Mr. Topping asked the applicant who they wanted to transfer the property to. The applicants explained they were transferring two (2) acres to their son. Mr. Topping made the motion to approve this rezoning based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0072

Carl Cole, Jr.

Carl Cole, applicant, was present, and requesting rezoning of 5 acres MOL from RR5 to RR1C to complete a lineal transfer. There were three (3) notices sent. Of the three (3) notices sent none were received in favor or objection. There were no objections from the audience. Mr. Nichols asked the applicant who he was transferring the property to. Mr. Cole explained he is transferring two (2) acres to his son. Mr. Topping made the motion to approve this rezoning based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

Mr. Topping made the motion to adjourn the meeting. Mr. Berry seconded the motion and the motion carried. The meeting adjourned at 7:30 P.M.

Larry Story, Chairman
Zoning and Adjustment Board